

007.0

Map

0001

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 980,100 /

USE VALUE: 980,100 /

ASSESSed: 980,100 /

Total Card /

Total Parcel

980,100

980,100

980,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	FLYNN MICHAEL B & NANCY J				
Owner 2:					
Owner 3:					
Street 1:	50 WINDEMERE CIR				
Street 2:					
Twn/City:	BRAINTREE				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02184	Type:			

PREVIOUS OWNER

Owner 1:	DAVID GRACE K /TRUSTEE -		
Owner 2:	DAVIDS TRUST -		
Street 1:	16 ROMAN RD		
Twn/City:	WOBURN		
St/Prov:	MA	Cntry	
Postal:	01801		

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 3171 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4761		Sq. Ft.	Site		0	80.	1.18	1									450,265						450,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4761.000	525,400	4,400	450,300	980,100
Total Card	0.109	525,400	4,400	450,300	980,100
Total Parcel	0.109	525,400	4,400	450,300	980,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	309.08	/Parcel:	309.08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	525,400	4400	4,761.	450,300	980,100		Year end	12/23/2021
2021	104	FV	501,000	4400	4,761.	450,300	955,700		Year End Roll	12/10/2020
2020	104	FV	501,100	4400	4,761.	450,300	955,800	955,800	Year End Roll	12/18/2019
2019	104	FV	387,300	4400	4,761.	478,400	870,100	870,100	Year End Roll	1/3/2019
2018	104	FV	387,300	4400	4,761.	349,000	740,700	740,700	Year End Roll	12/20/2017
2017	104	FV	362,800	4400	4,761.	303,900	671,100	671,100	Year End Roll	1/3/2017
2016	104	FV	362,800	4400	4,761.	258,900	626,100	626,100	Year End	1/4/2016
2015	104	FV	322,700	4400	4,761.	253,300	580,400	580,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVID GRACE K /	73958-154	1	1/8/2020		1,000,000	No	No		
KEZARJIAN VIRGI	9924-462		11/2/1961	Family	99	No	No	N	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

PAT ACCT.

Date	Result	By	Name
6/29/2021	USPS	MM	Mary M
4/17/2020	SQ Mailed	MM	Mary M
11/5/2019	Mail Update	MM	Mary M
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	336	PATRIOT
3/24/2000	Inspected	270	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/23/1993		AJS	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2021	USPS	MM	Mary M
4/17/2020	SQ Mailed	MM	Mary M
11/5/2019	Mail Update	MM	Mary M
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	336	PATRIOT
3/24/2000	Inspected	270	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/23/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

